

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 Tanya Place, Wheelers Hill Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,388,000

Property Type House

Suburb Wheelers Hill

Period - From 01/07/2022

to

30/06/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9 Geraldine CI WHEELERS HILL 3150	\$1,335,000	15/04/2023
2	29 Bramley Cr WHEELERS HILL 3150	\$1,325,000	08/06/2023
3	38 Grantchester Rd WHEELERS HILL 3150	\$1,261,000	24/06/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/10/2023 13:52



3 2 2

Rooms: 5
Property Type: House
Land Size: 656 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
Year ending June 2023: \$1,388,000

Comparable Properties



9 Geraldine CI WHEELERS HILL 3150 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,335,000
Method: Auction Sale
Date: 15/04/2023
Property Type: House (Res)
Land Size: 660 sqm approx



29 Bramley Cr WHEELERS HILL 3150 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,325,000
Method: Sold Before Auction
Date: 08/06/2023
Property Type: House (Res)
Land Size: 669 sqm approx



38 Grantchester Rd WHEELERS HILL 3150 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,261,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)
Land Size: 655 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000